

PLANNING COMMISSION REPORT



MEETING DATE: January 12, 2005

ITEM NO. _____

GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Loloma Abandonment - 22-AB-2004

REQUEST

Request to consider the following:

Abandon a 2-foot and a 3-foot strip of roadway easements along the north side of the Loloma Redevelopment site alley east and parcel 130-12-135A.

Related Policies, References:

(33-DR-2003, 15-AB-2001, 2-ZN-2000)

APPLICANT CONTACT

Peter Petkas
Arts District Group LLC
602-912-0720

LOCATION

Goldwater Boulevard & Main Street

BACKGROUND

Background.

The subject 2 feet and 3 feet wide strips of public roadway easements were dedicated to the city in 1976 and 1979 respectively.

Context.

The subject roadway easements are within and adjacent to the Loloma Master Plan Redevelopment Area. The Loloma Project is subject to a redevelopment agreement approved through City Council on April 26, 2002. As part of that redevelopment agreement, the required right-of-way for the Alley East Parcel was established. The subject roadway easements are in excess of the required alley and are unnecessary.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

This request is to abandon the subject 2 and 3 feet wide public roadway easements consistent with the City's alley requirements. The Loloma Master Plan Redevelopment Project made the required dedication for the Alley East Parcel. The subject roadway easements need to be abandoned to allow for encumbered use of the property.

Key Issues.

CITY IMPACT:

- The full requirement for the Alley East Parcel has already been dedicated.
- Abandoning the unnecessary roadway easements will remove any restriction to development that the roadway easements effectuate.
- All utility companies have file letters of record that the roadway easements are not needed for utility locations.



Community Impact.

The abandonment of the subject roadway easements will allow unencumbered use of the subject areas for the approved Loloma redevelopment property and the adjacent property. This abandonment is consistent with the Redevelopment Agreement.

IMPACT ANALYSIS**Departmental Responses.**

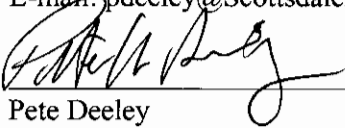
City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

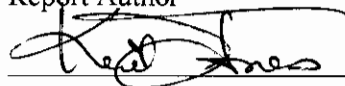
**STAFF
RECOMMENDATION****Recommended Approach:**

Staff recommends approval.

**RESPONSIBLE
DEPT(S)
STAFF CONTACT(S)****Planning and Development Services Department**

Pete Deeley
Project Coordination Manager
480-312-2554
E-mail: pdeeley@ScottsdaleAZ.gov

APPROVED BY

Pete Deeley
Report Author

Kurt Jones, AICP
Director, Current Planning**ATTACHMENTS**

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Right-of-Ways and Easements
5. Abandonment Area
6. City Notification Map

CASE 22-AB-2004

Department Issues Checklist

Transportation

☒ Support- the 2 and 3-foot roadway easement abandonment will not affect the existing dedicated alley within this area.

Trails

☒ Support- there is no public trail requirement over the subject roadway areas.

Adjacent Property Owner Notification

☒ Support- property owners within 300 feet have been contacted and no objections have been received as of the time of the writing of this report.

Public Utilities

☒ Support- letters from all affected utility companies are on file agreeing to the abandonment request.

Emergency/Municipal Services

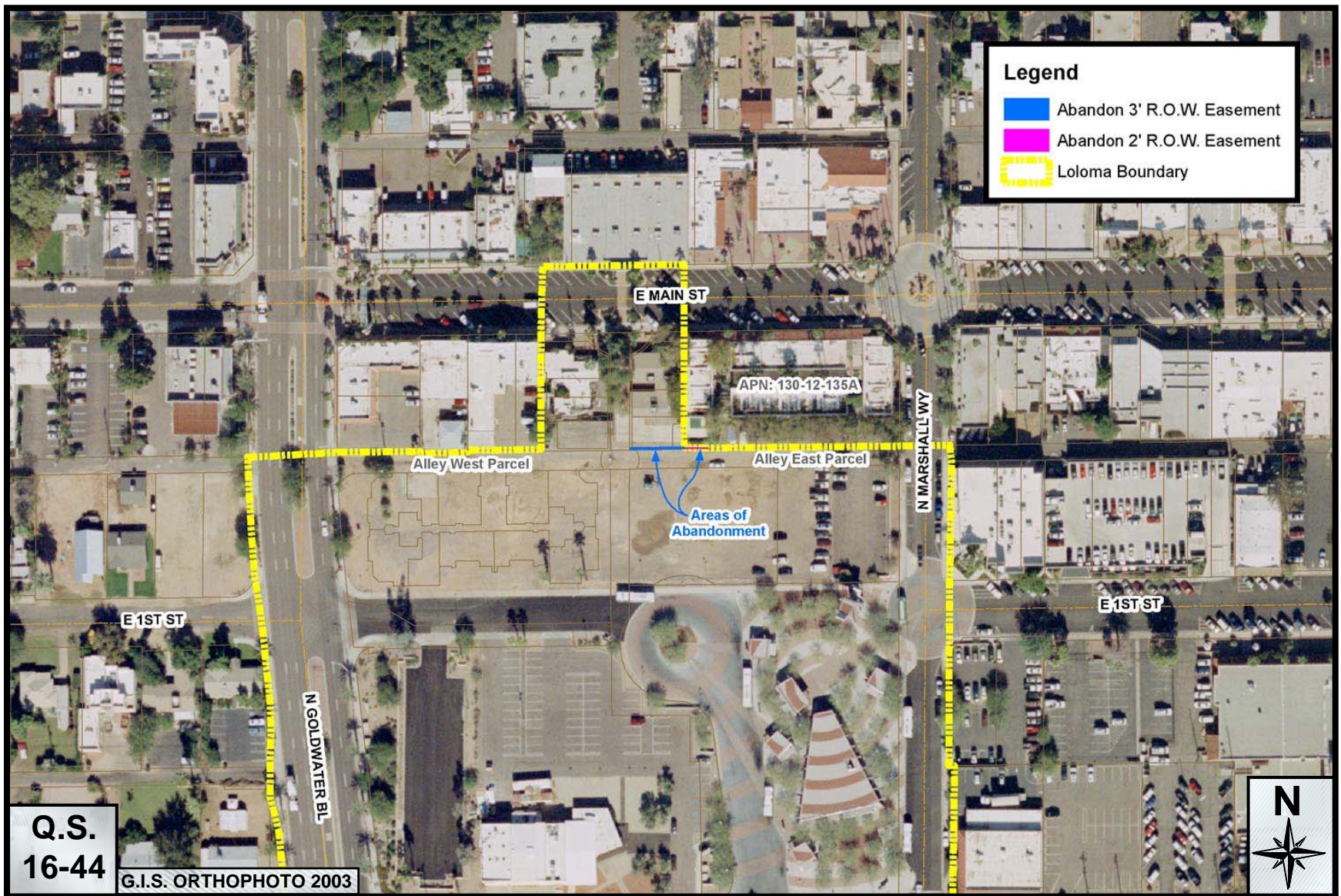
☒ Support- access is available without the subject roadway easements.

Water/Sewer Services

☒ Support- City Water Resources Department supports the abandonment.

Drainage

☒ Support- the subject roadway easements are not necessary for drainage.



Loloma Redevelopment Site

(3' & 2' Right-of-way Easement Abandonment)

22-AB-2004

ATTACHMENT #2



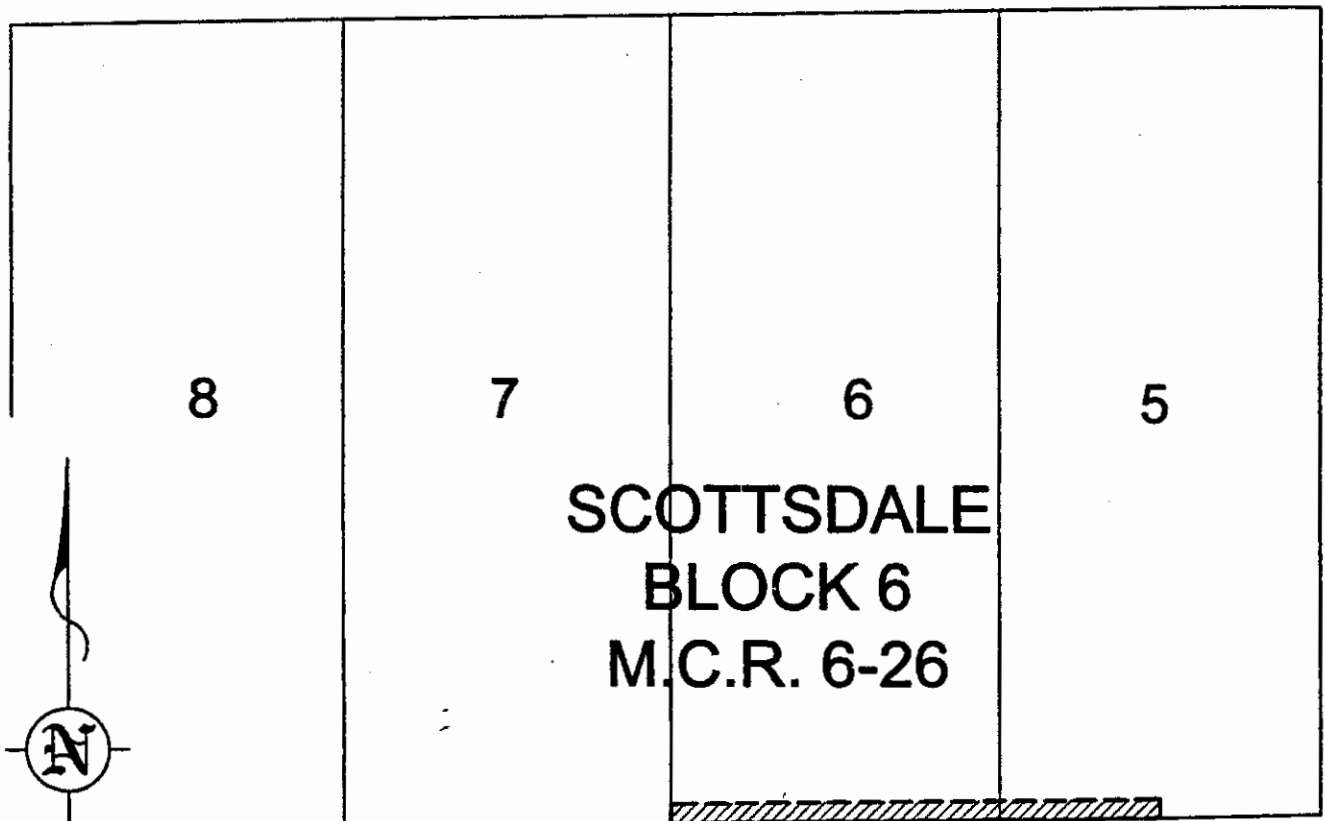
Loloma Redevelopment Site
(3' & 2' Right-of-way Easement Abandonment)

22-AB-2004

ATTACHMENT #3

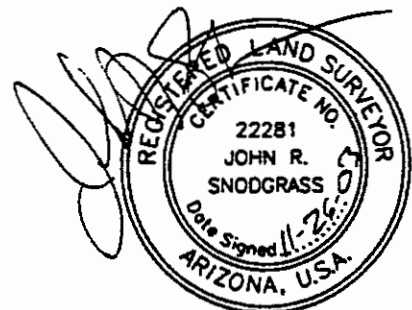
**EXHIBIT
EASEMENT ABANDONMENT
DOCKET No. 14530, PAGE 729**

**MAIN STREET
M.C.R. 6-26**



PUBLIC UTILITY EASEMENT
DKT. NO. 14530-729 TO
BE ABANDONED

1" = 30'

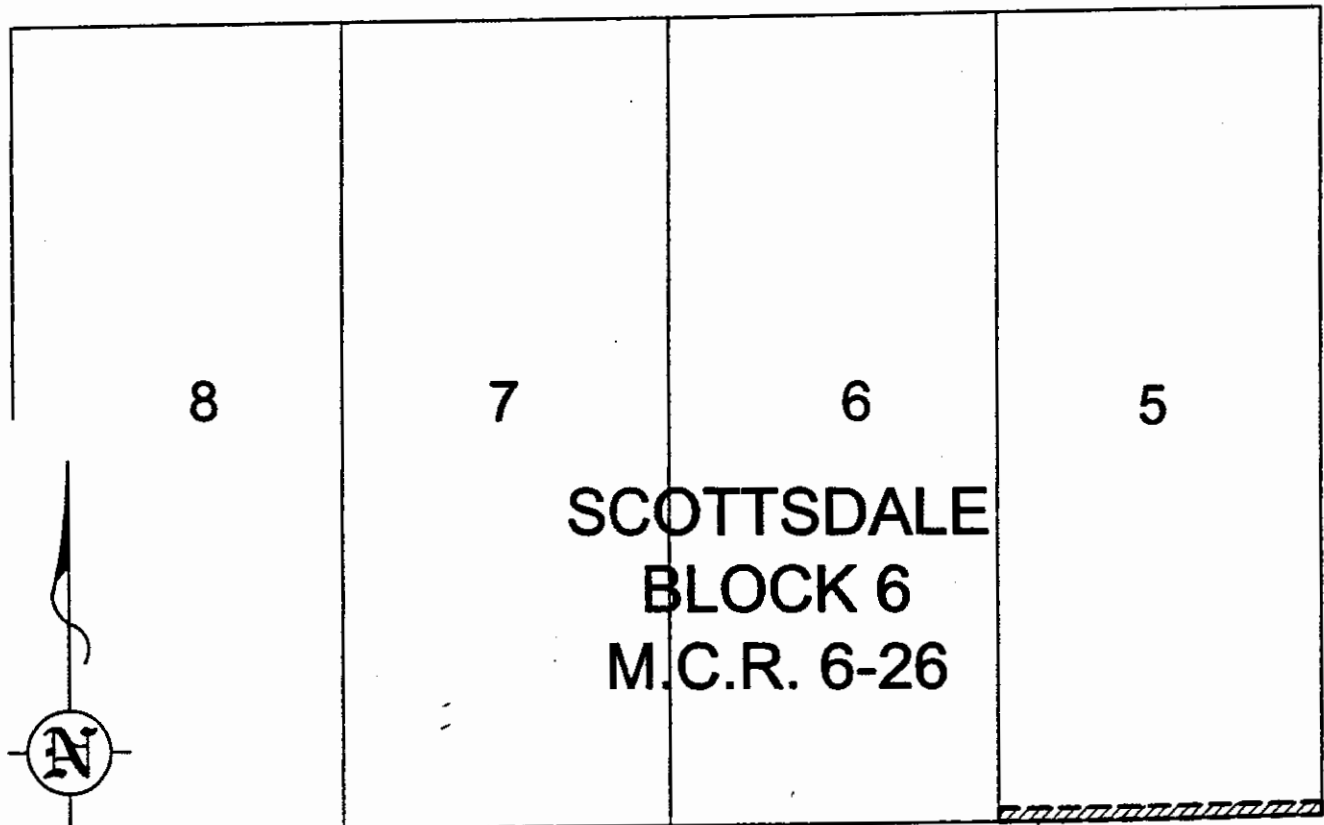


**GANNETT FLEMING INC., 3001 E. CAMELBACK RD., #130, PHX., AZ., 85016
PH. (602) 553-8817, FAX 553-8816**

ATTACHMENT #5

**EXHIBIT
EASEMENT ABANDONMENT
DOCKET No. 11748, PAGE 758**

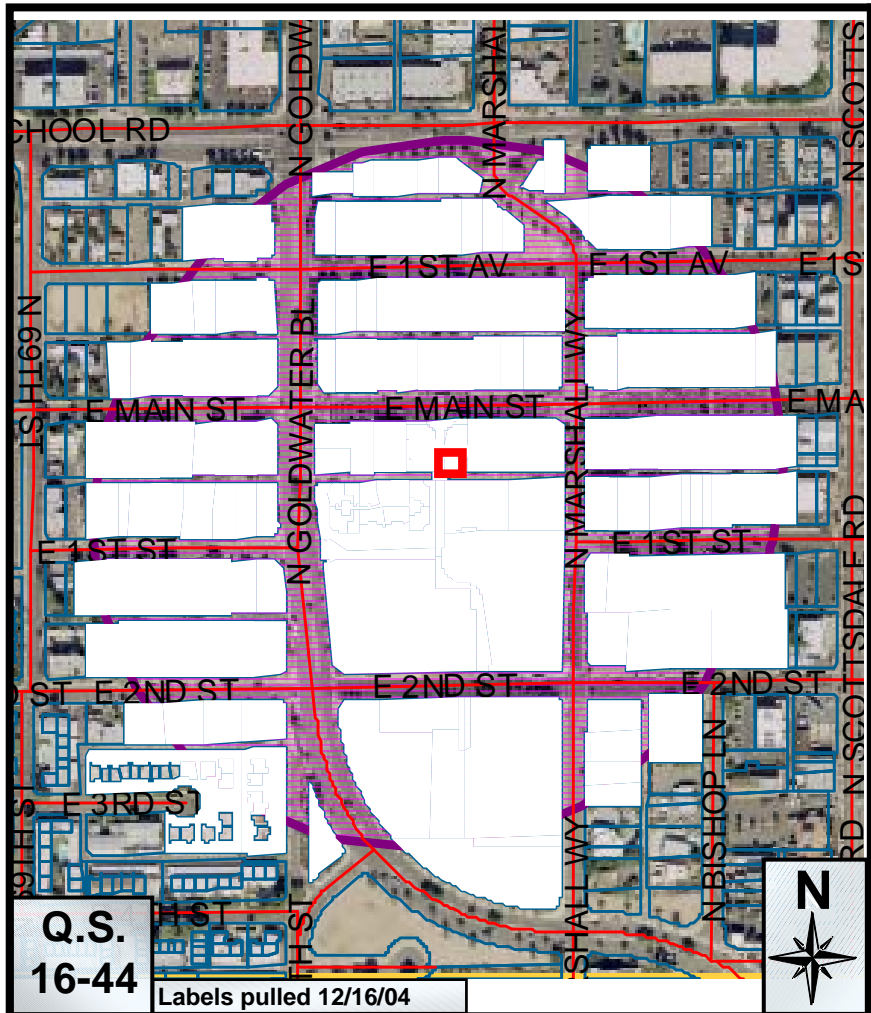
**MAIN STREET
M.C.R. 6-26**



**PUBLIC UTILITY EASEMENT
DKT. NO. 11748-758 TO
BE ABANDONED**



City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties
- South Scottsdale Redevelopment Force

Loloma Abandonment

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ATTACHMENT #6